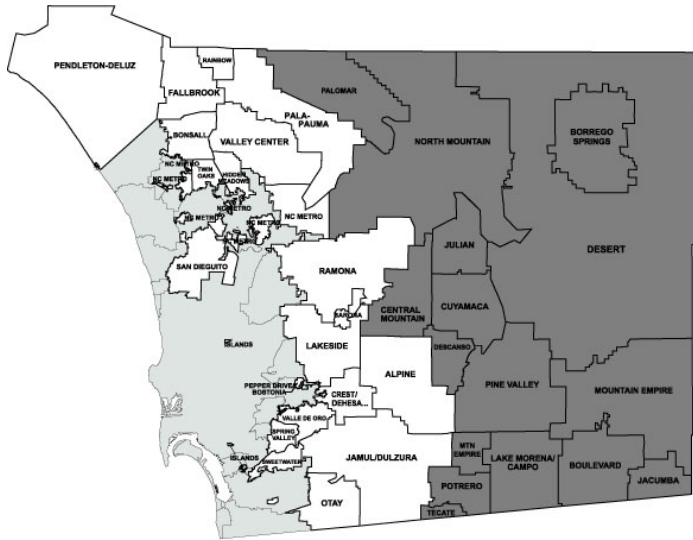


Backcountry Communities



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Central Mountain Balance

Key Issues

There are no commercial or industrial land use issues

Planning Group Direction

There is no Planning or Sponsor Group representation for this area

**Additional Staff Analysis/
Recommendations**

There are no commercial, office or industrial land uses proposed for this area

ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	0	0	0	0	0
Industrial ¹	5	15	10	2	(3)
Office ¹	2	10	8	9	8

¹ Industrial and Office numbers are for the entire Central Mountain Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Cuyamaca

Key Issues

There are no commercial or industrial issues within this community

Sponsor Group Direction

The Sponsor Group has recommended no changes to existing land uses

Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction

- No additional commercial uses are proposed within this planning area
- Recognized existing commercial not shown on current map
- No office or industrial land uses are proposed within this planning area

ERA Needs Analysis (all numbers in acres)

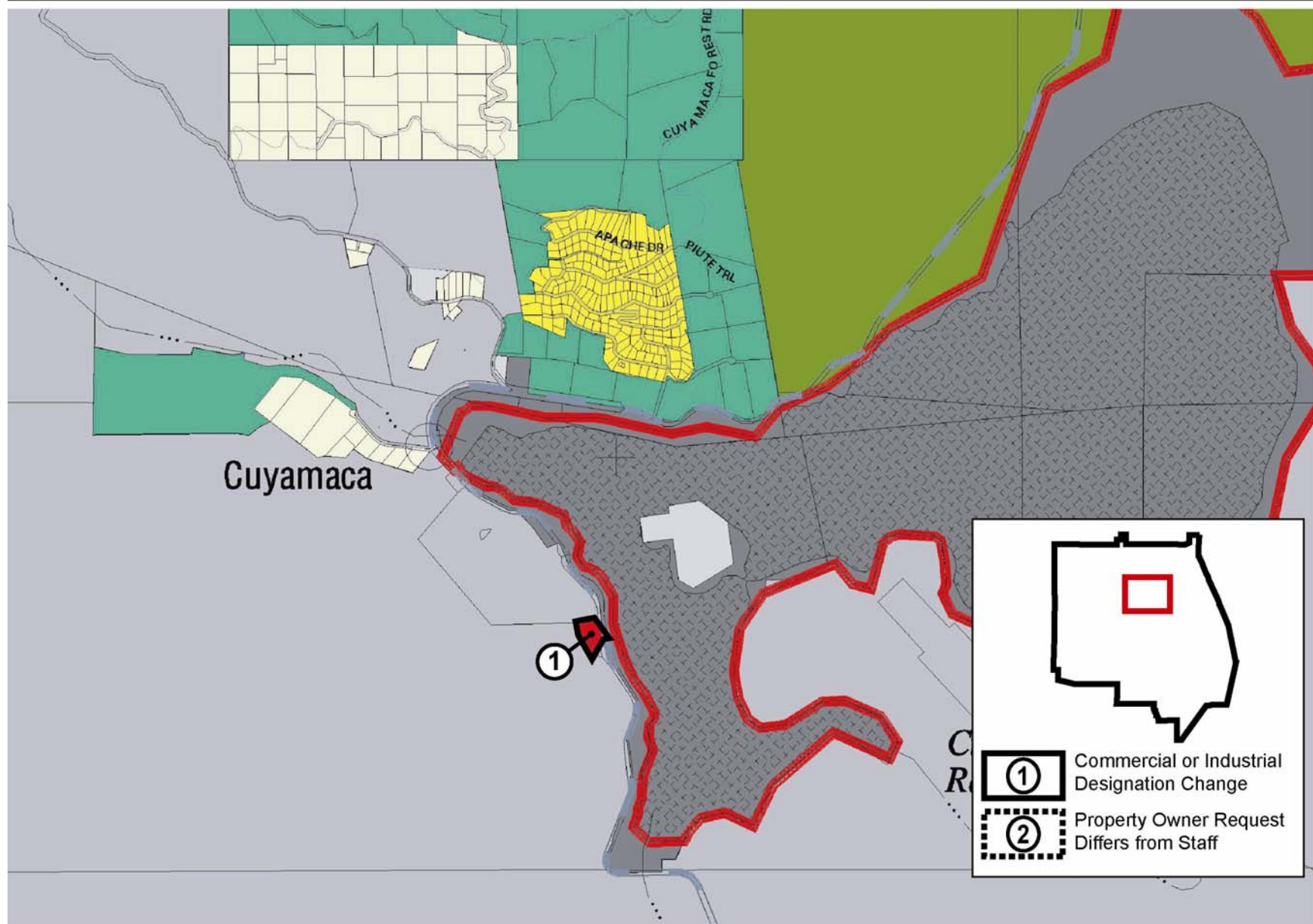
	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	2	0	(2)	3	1
Industrial ¹	5	15	10	2	(3)
Office ¹	2	10	8	10	8

¹ Industrial and Office numbers are for the entire Central Mountain Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Cuyamaca (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> 1.73 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (23) State Parks and National Forest</p>	<ul style="list-style-type: none"> Historically established commercial use Located with direct access to a major road (SR79) Past use (restaurant) was burnt down in October 2003 Wildfires. A similar type of use is compatible with surrounding community character Community Sponsor Group wishes to retain existing commercial uses on property

Descanso

Key Issues

Forest Conservation Initiative limits the ability to recognize historically established, existing commercial zoning at the General Plan level (Elliott properties)

Planning Group Direction

- Recognize existing commercial uses and maintain the existing character of commercial areas
- Where existing use is commercial, motion made to designate as Rural Commercial “while reserving the right to address all commercial property under Board Policy I, page 20 of 23, Section 5 “new information” once zoning is established”

Additional Staff Analysis/ Recommendations

Except for one request, Staff supports Planning Group direction

- Staff will continue to work with the Descanso CPG on applying a suitable zone that will recognize existing commercial uses located within the boundaries of the Forest Conservation Initiative

ERA Needs Analysis (all numbers in acres)

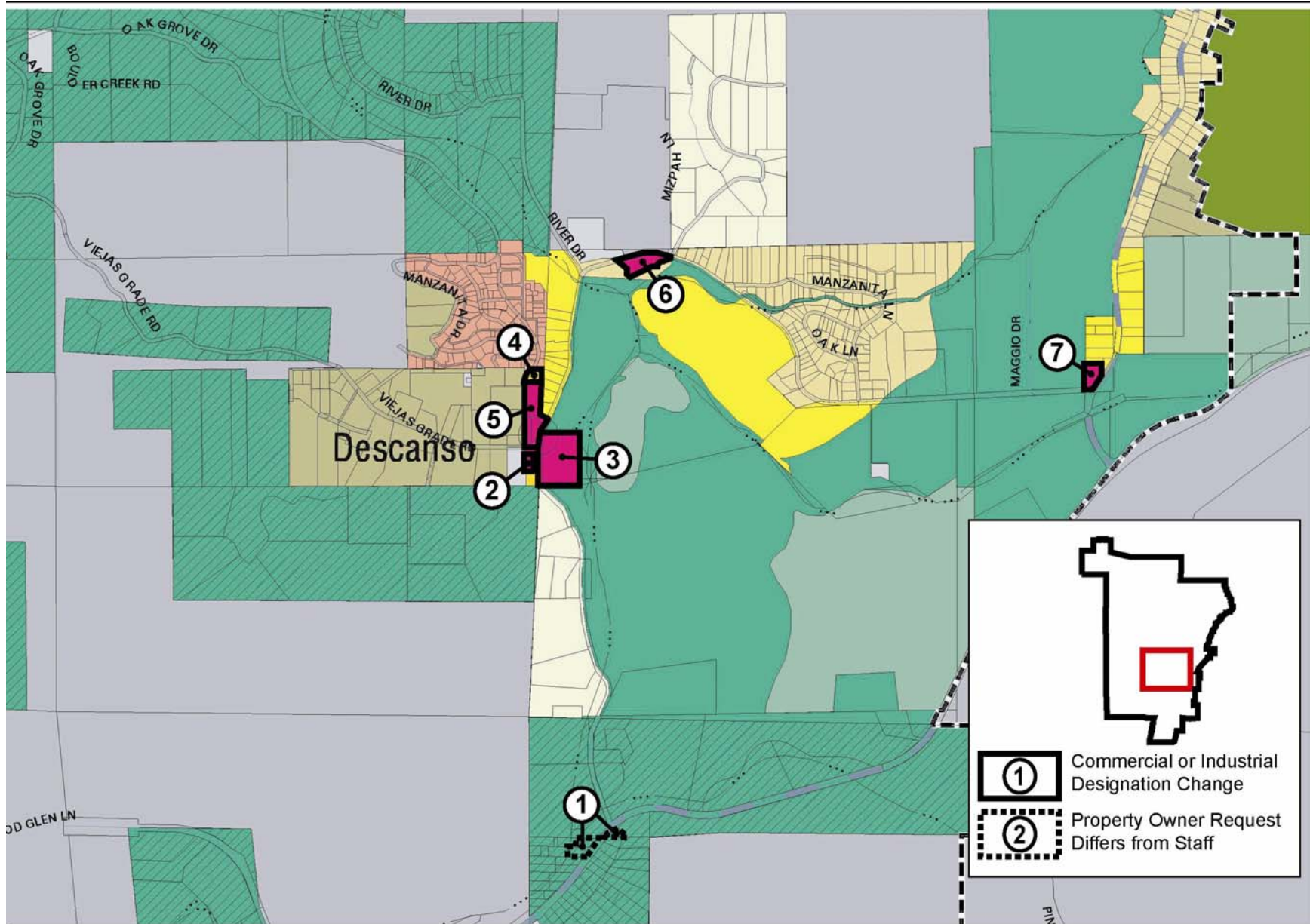
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	6	5	(1)	8	2
Industrial ¹	5	15	10	2	(3)
Office ¹	2	10	8	10	8

¹ Industrial and Office numbers are for the entire Central Mountain Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Descanso (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(RL-40) Rural Lands	(C-4) Rural Commercial	(C-4) Rural Commercial (Elliott)	<i>Total Area:</i> Approx. 2 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (23) Forest and State Parks (within Forest Conservation Initiative)	<ul style="list-style-type: none"> Historically established commercial uses Located with direct access to a major road (SR94) Existing uses are compatible with surrounding community character Rural Lands designation is consistent with Forest Conservation Initiative (40 acre lot size)
2	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Carmen Dale)	<i>Total Area:</i> ~ 1 acre <i>Current Use:</i> Vacant <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated change Located in commercial core of community Rural Commercial is consistent with character of the community Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature Support Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Merigan)	<i>Total Area:</i> Approx. 12.18 acres <i>Current Use:</i> Small scale plant nursery <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Three (3) acres of total site is currently being used as commercial • Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature • Site fronts a main road (Riverside Dr.) • Support Planning Group recommendation • Recognize existing use
4	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Residential <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Existing residential use • GIS mapping error shows general plan designation as commercial • Residential density is consistent with surrounding land use designations • Support Planning Group recommendation
5	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 2.02 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Existing small-scale commercial uses (post office, convenience store, gas station) • Scale is consistent with community character • Commercial core of community • Support Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Merigan)	<i>Total Area:</i> 5 acres <i>Current Use:</i> Various Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognize existing uses. This area is known as Red Barns and includes a Tack and Feed shop, Descanso Water District office Located on a main thoroughfare (Riverside Dr.) Compatible in scale with community character Support Planning Group recommendation
7	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 0.73 acres <i>Current Use:</i> Small market selling fresh produce/goods <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognize existing use—Raintree Market Located at the junction of SR79 and Riverside Drive Support Planning Group recommendation

Pine Valley

Key Issues

Retain the existing commercial uses in Pine Valley and Guatay

Planning Group Direction

- Recognize existing commercial land uses
- For all changes, Planning Group “approves the designation in concept, reserving the right to revisit the designation and apply specific zoning for each individual property when zoning information becomes available”
- Current Office Professional designations that have a history of only residential use should be designated as residential
- Recommend Medium Impact Industrial designations in Guatay for Industrial type uses

Additional Staff Analysis/ Recommendations

With a few exceptions Staff supports Planning Group direction

- Designate residential request (Ward) with a Rural Commercial designation. Rural Commercial will allow residential use and will lift non-conforming status
- There are no other Industrially designated lands within the community or sub-region to which an Industrial use can move, therefore, where the use is a legal use, an industrial designation has been applied to the property

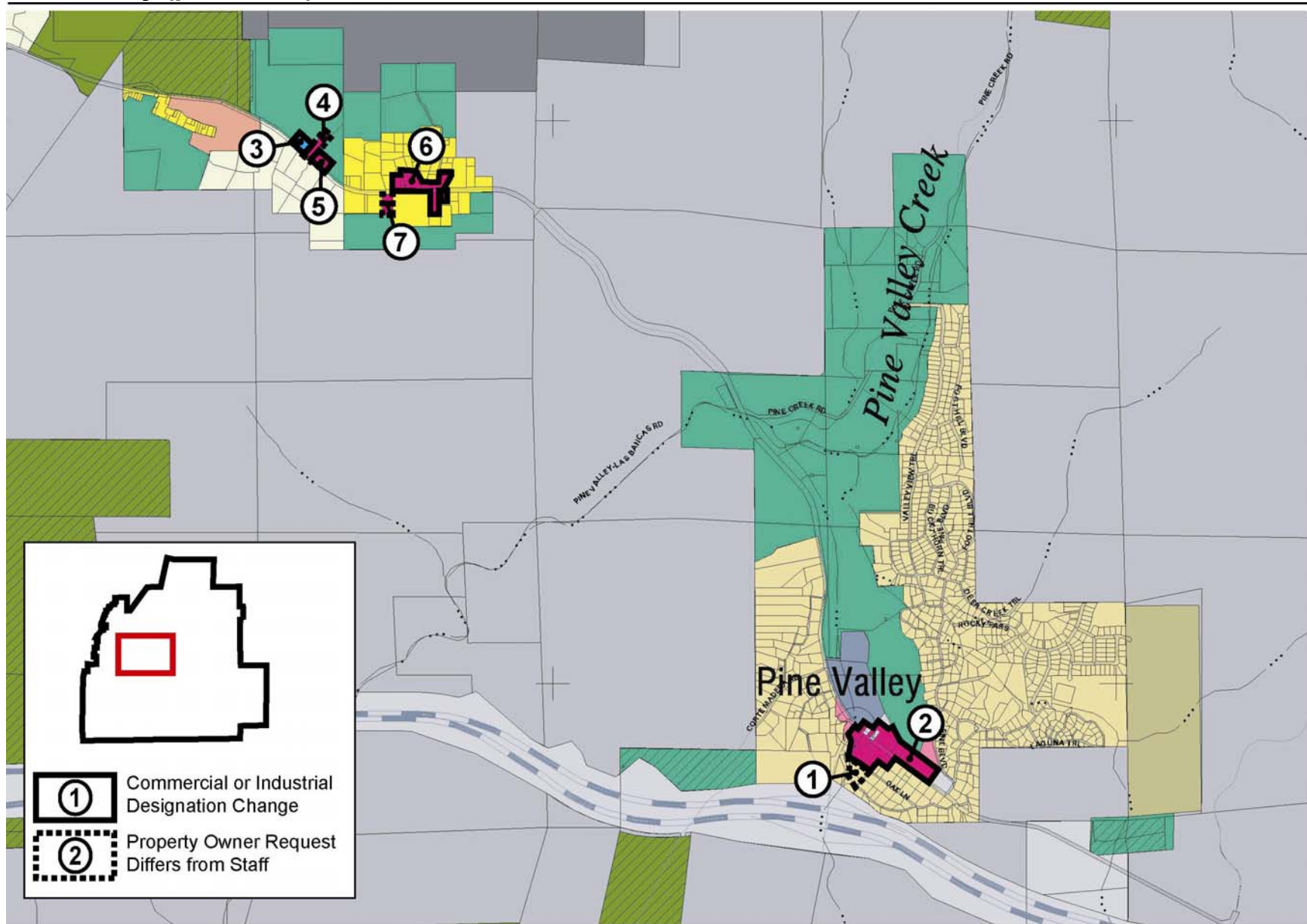
ERA Needs Analysis (all numbers in acres)

	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	8	17	9	17	9
Industrial ¹	5	15	10	2	(3)
Office ¹	2	10	8	10	8

¹ Industrial and Office numbers are for the entire Central Mountain Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Pine Valley (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(VR 2) Village Residential	(VR 2) Village Residential	Residential designation (various)	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (11) Office Professional</p>	<ul style="list-style-type: none"> • Three properties located behind commercial properties. In proximity to Old Hwy 80 • During last update, CPG had felt a commercial use might be appropriate in the future. None was ever built and site has always been residential • Located within existing country town boundaries • No formal request, however property owners have indicated to group that they are comfortable with a residential designation • Support Planning Group recommendation
2	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 15.85 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Recognize existing uses • Compact area of historically established commercial development • Access from main road (Old Hwy 80) • Existing uses are compatible with community's rural character • Support Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Thing)	<p><i>Total Area:</i> 1.33 acres</p> <p><i>Current Use:</i> Water well drilling equipment storage</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Recognize existing uses • Direct access to a main road (Old Hwy 80) • Located away from core area of rural type commercial development in Guatay • Outdoor heavy construction equipment storage is primary use • Adjacent to low densities • No other location within Central Mountain sub-region where owner could relocate operation • Support Planning Group recommendation
4	(C-4) Rural Commercial	Residential	Residential (Ward)	<p><i>Total Area:</i> 1.95 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Wants to continue current use, and add another residential use on property. Commercial designation applied during previous update, making current residential use nonconforming • Past used as a County Road Service Yard • Tier 1 habitat sensitivity constrains majority of the properties • Recognize existing use

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(C-4) Rural Commercial	Maintain existing uses	No recommendation submitted	<p><i>Total Area:</i> 7.15 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Located away from core area of commercial development in Guatay • Commercial designation on small portion of property which fronts Old Hwy 80 • Direct access to a main road (Old Hwy 80) • Located within existing country town boundaries
6	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 6.85</p> <p><i>Current Use:</i> Various Commercial</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Elimination of the Service Commercial designation necessitated changes made • Consistent with the character of the community • Existing uses are recognized • Support Planning Group recommendation • Direct access to main road (SR94) • Core area of commercial
7	(SR-1) Semi-Rural Residential	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Raybould)	<p><i>Total Area:</i> 1.4 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Outdoor storage of heavy equipment for backhauling, trenching and excavation • Industrial designation inappropriate considering adjacent residential property (Pine Valley Trailer Park to east) • No existing permit to indicate commercial or industrial use allowed on property

Desert/Borrego Springs

Key Issues

- Surrounded by the Anza Borrego Desert State Park, the Sub-region's economy relies heavily on tourism. Therefore, the amount of commercial land far exceeds the local demand
- Borrego Springs has existing nodes of commercially designated land in addition to the village area. Each node has a variety of commercial uses

Sponsor Group Direction

- Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center
- Retain the Christmas Circle area as the principal General Commercial center of the valley
- Concentrate secondary commercial development to a limited number of nodes
- Rural Commercial applied to appropriate specified locations
- Except for existing uses, industrial uses shall be limited to (I-1) Limited Impact.
- Locate industrial uses where there is limited impact on residentially planned areas and within the existing sewer service area

**Additional Staff Analysis/
Recommendations**

Staff supports all Sponsor Group direction and recommendations

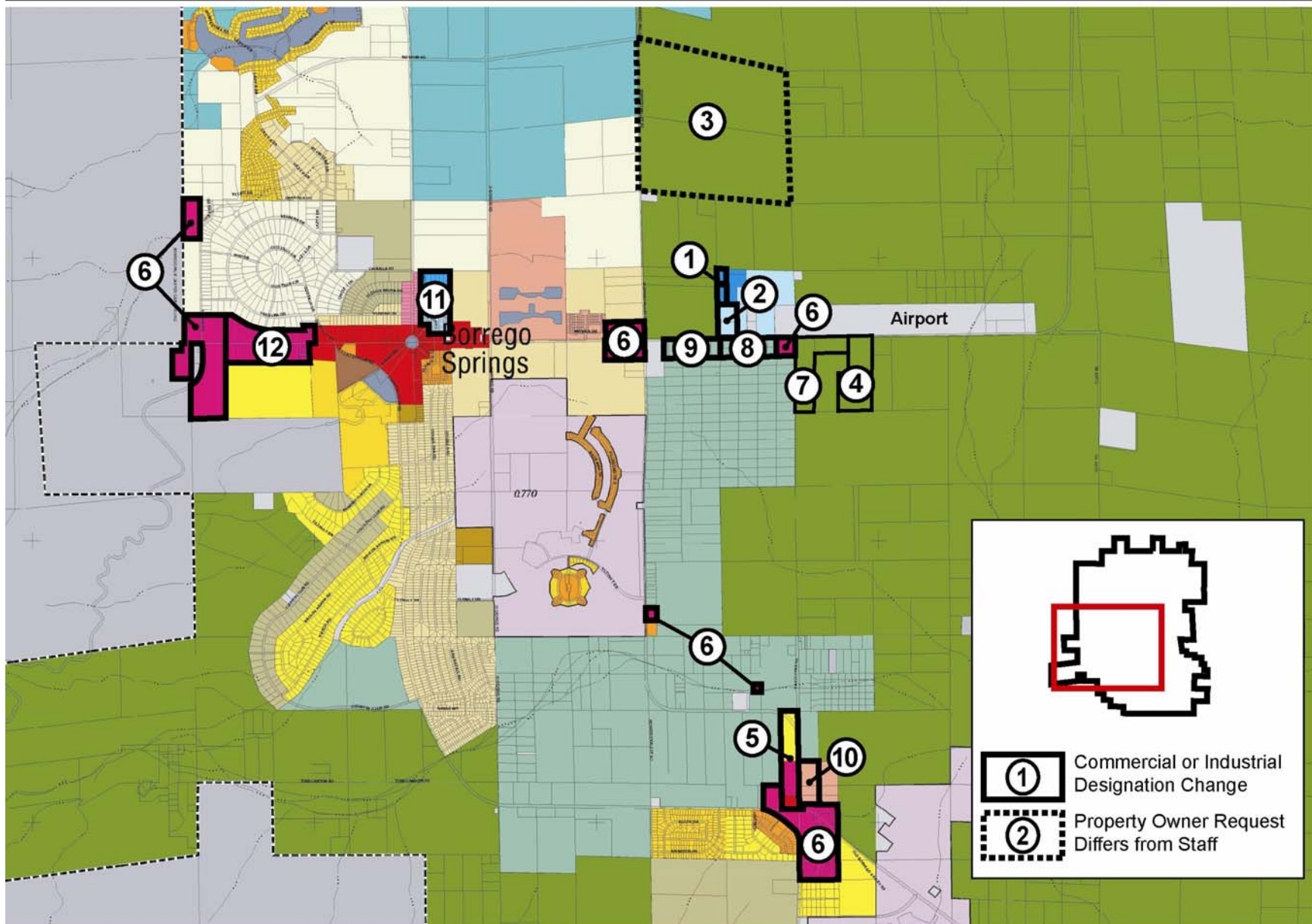
- The County Airports division has recommended industrial designations remain at the western end of the Borrego Valley Airport for safety reasons. Low and Medium Industrial designations are recommended for the area previously designated Service Commercial. Rural Commercial is recommended for most of the area previously designated Visitor Serving Commercial. Removing commercial designations on the properties adjacent to the airport's southern boundary is recommended

ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	50	334	284	450	400
Industrial	55	195	140	159	104
Office	29	99	70	93	64

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Desert/Borrego Springs (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-2) High Impact Industrial	(I-2) High Impact Industrial to expand existing ready mix plant	(I-2) High Impact Industrial to expand existing ready mix plant (Rodriguez)	<p><i>Total Area:</i> 10 acres</p> <p><i>Current Use:</i> Sand storage</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large sites able to accommodate industrial uses • Same property owner has adjacent cement plant and purchased the parcel with the intentions of expanding the existing plant • Adjacent to land proposed at Limited-Impact Industrial and Rural Lands designated property • Within area recommended for an industrial designation by County Airports Division • Use fits a community need • Staff supports the Sponsor Group recommendation
2	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial for research and development facility (Seifker)	<p><i>Total Area:</i> 18 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large sites able to accommodate industrial uses intended for research and development facility • Adjacent to land proposed at Limited and High-Impact Industrial and Rural Lands designated property • Within the area recommended for an industrial designation by County Airports division • Fronts on Palm Canyon Drive • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(RL-80) Rural Lands	(RL-80) Rural Lands	(I-1)) Limited-Impact Industrial Campus park style of industrial at the end of a potential future airport runway (Sandin-Moran-Waipio Terrace Joint Venture represented by Tong)	<p><i>Total Area:</i> 620 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Incompatible with community character • Sponsor Group draft policies do not support the requested use in this area • Inconsistent with projected need for industrial lands • Not supported by infrastructure • Nearest sewer and water lines are approximately 1 mile from the closest portion of the requested area • May include significant environmental constraints [Tier 1 Habitat (Mesquite Bosque) and Tier 2 Habitat (Desert Saltbush Scrub)] • Staff supports the Sponsor Group recommendation <p>Note: There was an earlier request on this property by the same ownership group for semi-rural residential. The Board of Supervisors directed staff to review these 2 parcels in the GP2020 EIR at 1du/80 acres on the Residential Baseline map and 1du/40 acres on the Board Alternative Map. The request for industrial land came after the Board gave their direction.</p>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(RL-80) Rural Lands Utilize use permit process to achieve requested use	(RL-80) Rural Lands Utilize use permit process to achieve requested use	A designation that allows for a 130 space RV park (Gottlieb)	<p><i>Total Area:</i> 60 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Compatible with community character Proposed use is compatible, but additional study (more specific than the General Plan level) is warranted May include significant environmental constraints [Tier 1 habitat (Mesquite Bosque-Borrogo Sink) exists on the southern and eastern portion of the parcel] Staff supports the Sponsor Group recommendation Note: Requestor has agreed to utilize use permit process to achieve requested use.
5	(SR-1) Semi-Rural Residential (C-1) General Commercial (C-4) Rural Commercial	(SR-1) Semi-Rural Residential (C-1) General Commercial (C-4) Rural Commercial	Mix of uses - General store, motel, service station, town square, live/work lofts, single and multifamily residential (Steele)	<p><i>Total Area:</i> 41 acres</p> <p><i>Current Use:</i> Mostly undeveloped, defunct service station and tow yard</p> <p><i>Existing GP:</i> (4) Residential (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> Compatibility with community character and surrounding land uses Across the street from existing tourist destination (La Casa Del Zoro) At the corner of two county highways (Borrogo Springs Road and Yaqui Pass Road) Direct access to water and sewer lines Requestor agrees with proposed designations Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2003 Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 207 acres (in 5 separate areas of the community)</p> <p><i>Current Use:</i> Various (visitor serving, mechanic shop, nursery and undeveloped)</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> • Elimination of the Visitor Serving Commercial designation necessitated change • The visitor serving (and other) uses can be accommodated within the Rural Commercial designation • Staff supports the Sponsor Group recommendation
7	(RL-80) Rural Lands	(RL-80) Rural Lands	No recommendation submitted	<p><i>Total Area:</i> 48 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> • Approximately 12 acres is zoned commercial and the remainder is zoned residential • Commercial uses in this area are not supported by the proposed Community Plan text • Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since 2002 • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(SR-10) Semi-Rural Residential	(SR-10) Semi-Rural Residential	No recommendation submitted	<p><i>Total Area:</i> 28 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Inconsistent with projected need for industrial lands • Staff supports the Sponsor Group recommendation
9	(SR-10) Semi-Rural Residential	(SR-10) Semi-Rural Residential	No recommendation submitted	<p><i>Total Area:</i> 27 acres</p> <p><i>Current Use:</i> 6 undeveloped parcels + 1 parcel includes a landscaping business</p> <p><i>Existing GP:</i> (11) Office Professional</p>	<ul style="list-style-type: none"> • Commercial uses in this area are not supported by the proposed Community Plan text • Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000 • Staff supports the Sponsor Group recommendation
10	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(VR-4.3) Village Residential (Bemis)	<p><i>Total Area:</i> 23 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • This area was re-designated via the residential property referral process • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
11	(I-1) Limited-Impact Industrial	(I-1) Limited-Impact Industrial	No recommendation submitted	<i>Total Area:</i> 87 acres	<ul style="list-style-type: none"> • Elimination of the Visitor Serving Commercial designation necessitated change • Staff supports the Sponsor Group recommendation
	(I-2) Medium-Impact Industrial	(I-2) Medium-Impact Industrial		<i>Current Use:</i> Various (commercial, industrial and residential) <i>Existing GP:</i> (14) Service Commercial	
12	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 80 acres <i>Current Use:</i> Various (visitor serving, mobile home and undeveloped) <i>Existing GP:</i> (6) Residential (7) Residential	<ul style="list-style-type: none"> • Commercial uses in this area are supported by the proposed Community Plan text. • Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000 • Staff supports the Sponsor Group recommendation

Julian

Key Issues

- The Community's economy relies heavily on tourism. Therefore the recommended amount of commercial land far exceeds the demand of the local residents
- No commercial or industrial requests have been submitted to GP2020 staff in this community

Planning Group Direction

- Change all of the commercially designated land in the Wynola area to Rural Commercial
- Preserve mixed-use residential/commercial zoning within the Historic District
- Evaluate existing commercial uses located outside of the areas recommended for commercial designations while updating zoning in this community
- Change the Industrial designated area to Medium Impact Industrial

Additional Staff Analysis/ Recommendations

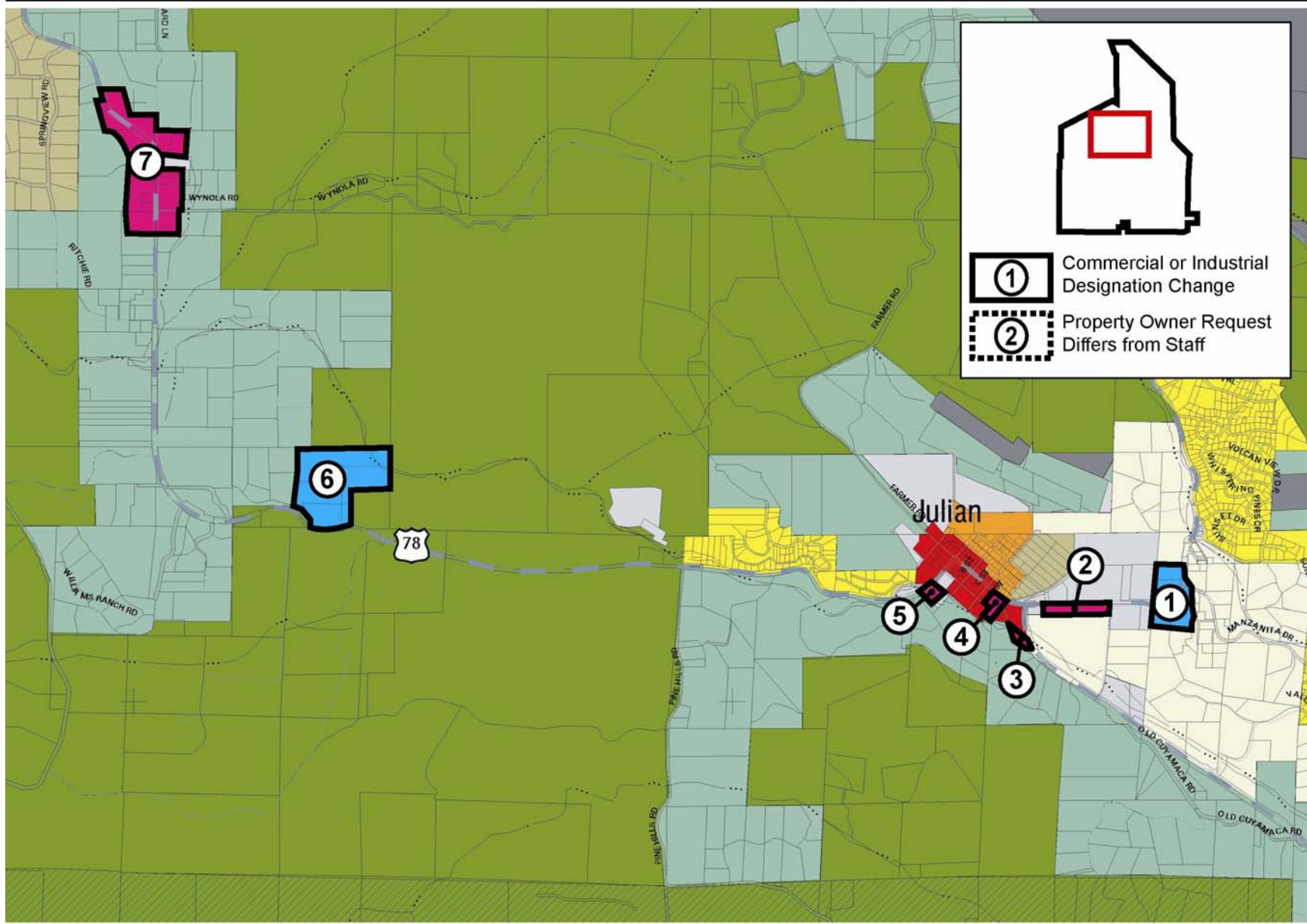
Staff supports all Planning Group direction and recommendations

ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	14	75	61	60	46
Industrial	10	47	37	52	42
Office	4	8	4	9	5

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Julian (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Various (includes heavy equipment storage)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
2	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Various (commercial, orchard and undeveloped)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
3	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 1.1 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 79 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 1.6 acres</p> <p><i>Current Use:</i> Various (includes service station)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
5	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 1.8 acres</p> <p><i>Current Use:</i> Various (includes veterinary and restaurant)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character and Compatibility with surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
6	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 37 acres</p> <p><i>Current Use:</i> Various</p> <p><i>Existing GP:</i> (16) General Industrial (19) Intensive Agriculture</p>	<ul style="list-style-type: none"> • Recognition of existing uses • Fronts on Hwy 78 • Visually buffered from other uses • Staff supports the Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 39 acres</p> <p><i>Current Use:</i> Various commercial uses and undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Recognition of existing uses • Fronts on Hwy 78 • Staff supports the Planning Group recommendation

North Mountain/Palomar Mountain

Key Issues

- Minimal additional commercial and industrial lands are planned due to extremely limited population capacity, limited infrastructure and environmental constraints
- While there is a projected surplus in commercial lands in North Mountain, additional commercial lands on Palomar Mountain would protect this community from losing their retail center
- Industrial properties near town center are constrained by floodplain and wetlands

Planning Group Direction

- No official Planning or Sponsor Group. The Palomar Mountain Planning Organization supports the recognition of commercial lands and the creation of additional commercial lands on Palomar Mountain

Additional Staff Analysis/ Recommendations

Staff conceptually supports the Palomar Mountain Planning Organization's request to expand existing commercial lands on Palomar Mountain. However, this request is not reflected due to conflict with the restrictions of the Forest Conservation Initiative (FCI).

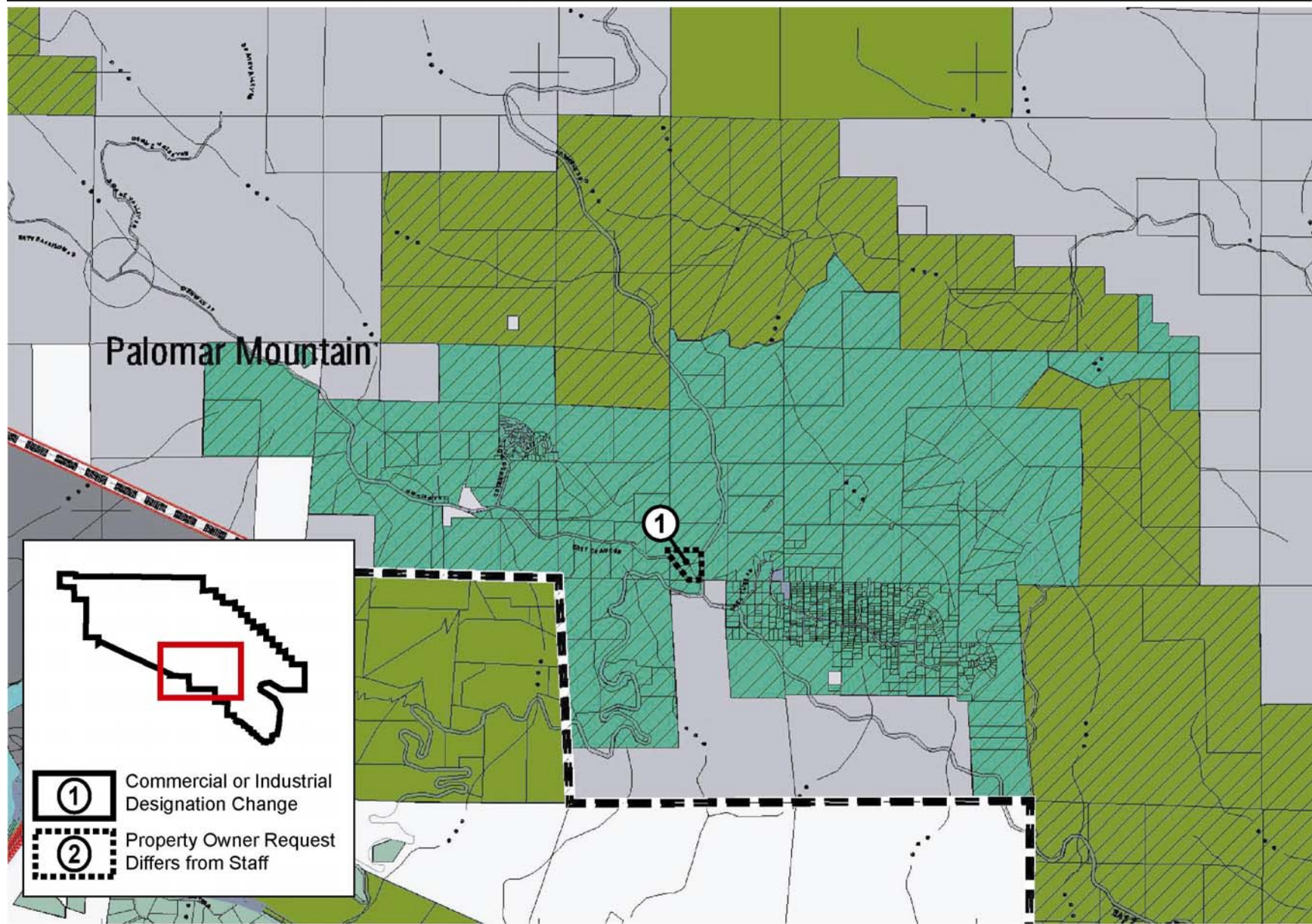
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus /(Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus /(Deficit)</i>
Commercial	17	13	(4)	37	20
Industrial	4	8	4	0	(4)
Office	3	4	1	6	(3)

Note: All numbers are rounded to the nearest whole number

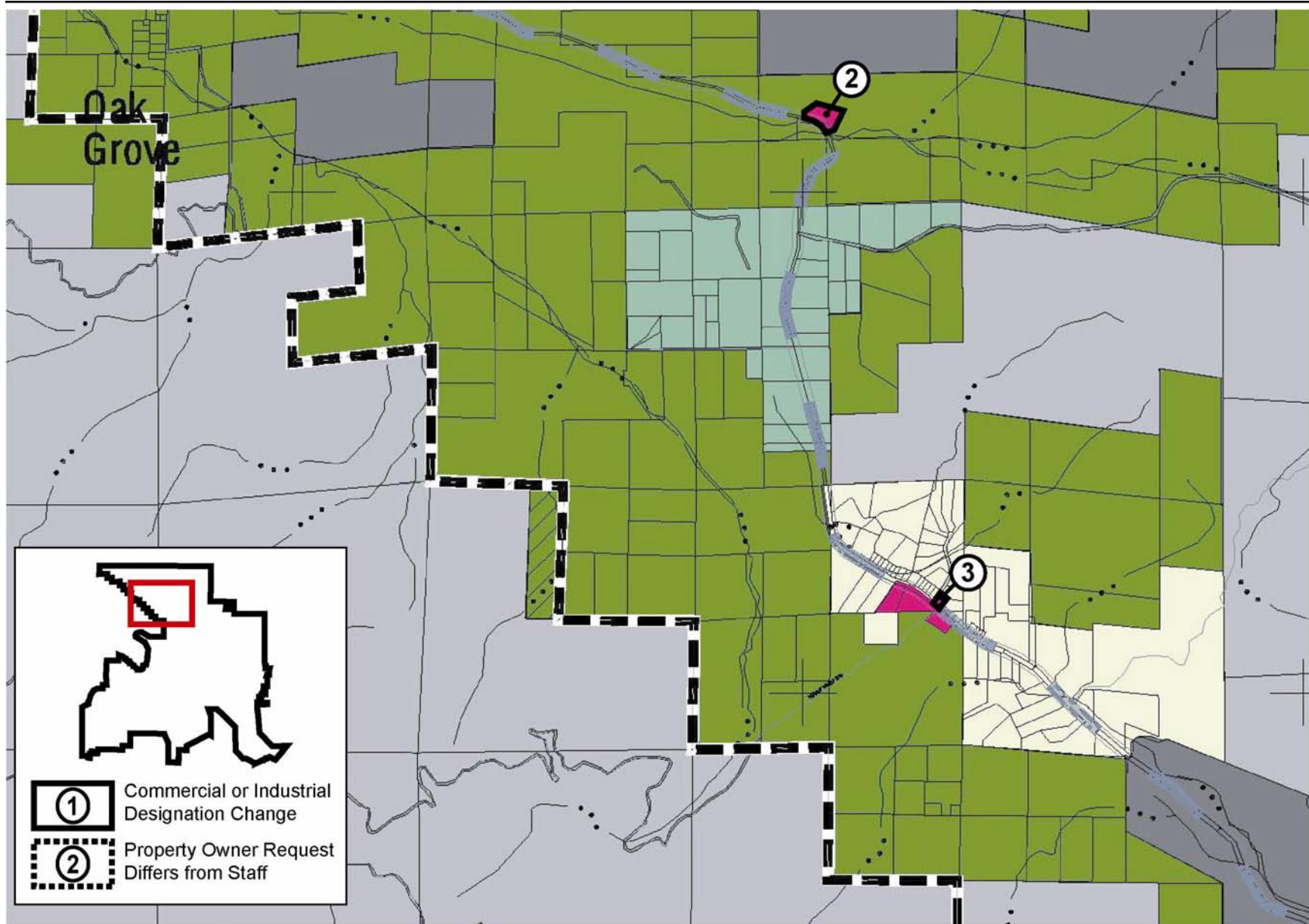
Source: Economics Research Associates, County of San Diego

Palomar Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(RL-40) Rural Lands	<p>No official CPG/CSG</p> <p>Palomar Mountain Planning Organization requests Rural Commercial on this and surrounding parcels in the center of the community (approx. 7+ acres total)</p>	<p>General or Neighborhood Commercial</p> <p>(Burton-Palomar Mountain Planning Organization)</p>	<p><i>Total Area:</i> 1.43 acres</p> <p><i>Current Use:</i> Community Commercial Center</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> Request recognizes existing Commercial land and would create the opportunity to reinforce the existing community civic and service center, but is inconsistent with the requirements of the Forest Conservation Initiative which requires a 40 acre minimum lot size

North Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
2	(C-4) Rural Commercial	No official CPG/CSG	(C-4) Rural Commercial (Swaim)	<i>Total Area:</i> 5.9 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Operation is currently closed but preparing for re-opening • Site is the sole establishment of it's type serving a large area • Not constrained by Forest Conservation Initiative
3	(C-4) Rural Commercial	No official CPG/CSG	(C-4) Rural Commercial (O'Driscoll)	<i>Total Area:</i> 0.67 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Site is one of the few established businesses in the recognized rural community of Sunshine Summit • Site is important to the long-term viability of the surrounding commercial area • Property is located along Highway 79

Mountain Empire Balance

Key Issues No commercial or industrial land use issues

Planning Group Direction No planning group for this area

Additional Staff Analysis/ Recommendations

- No additional commercial land uses planned for this sub-region
- No additional office land uses planned for this sub-region
- No additional industrial land uses planned for this sub-region

ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus /(Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus /(Deficit)</i>
Commercial	1	0	(1)	0	(1)
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Boulevard

Key Issues

- Groundwater is a major issue in this community
- The Sponsor Group has been particularly concerned about groundwater in an area near the Golden Acorn casino. There are three commercial requests in this specific area of the community
- Five requests were made to designate additional commercial land outside of the existing town. No permitted commercial uses currently occur on any of these parcels

Sponsor Group Direction

- Change the commercial land to Rural Commercial designation
- Limit commercially designated land to the existing town

Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction and all but one of the Sponsor Group recommendations

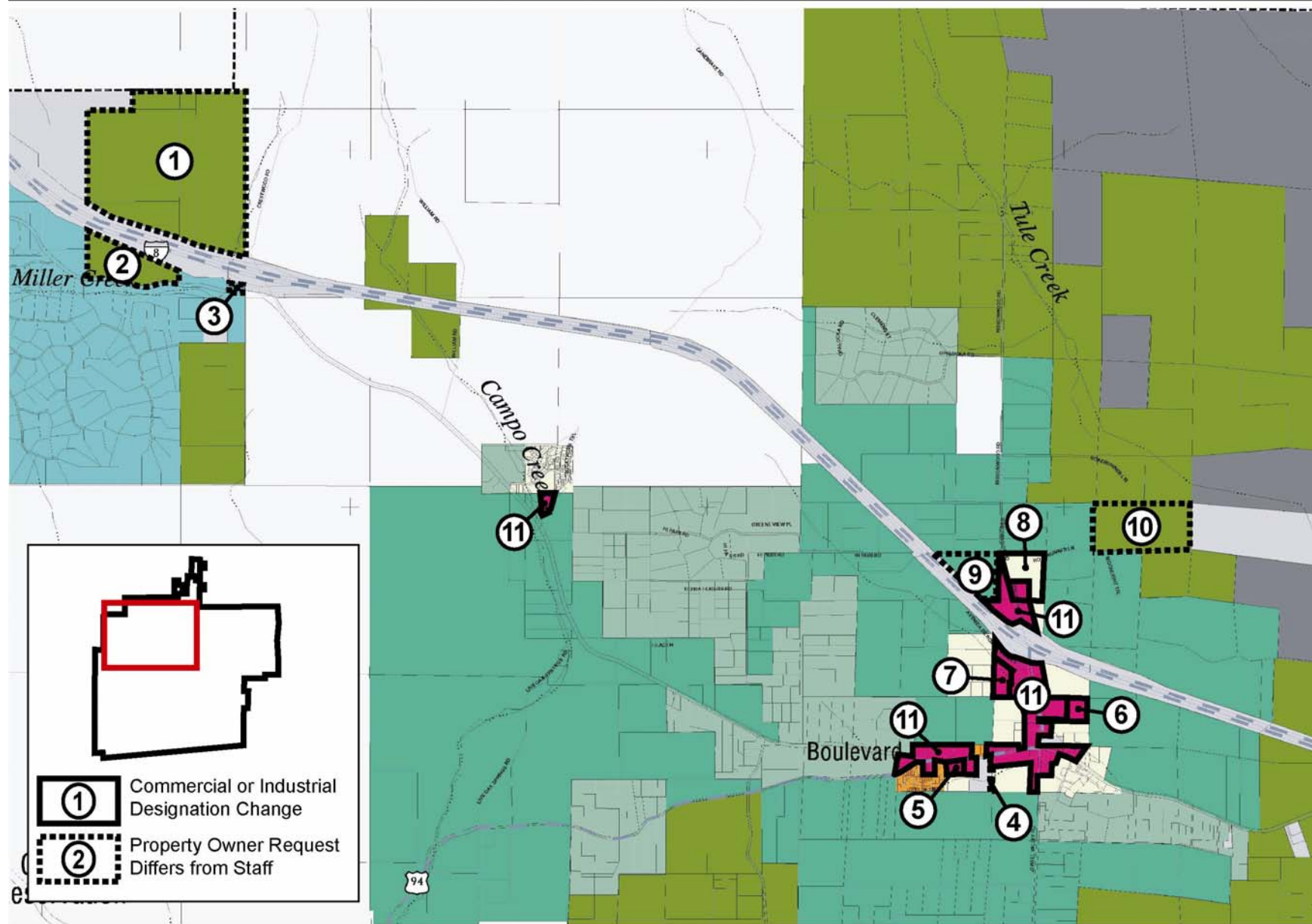
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	6	121	115	105	99
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Boulevard (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(RL-80) Rural Lands	(RL-80) Rural Lands	Visitor serving commercial use on the freeway interchange (Grant)	<i>Total Area:</i> 362 acres (portion) <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • May include areas with significant environmental constraints. The area near the interchange has Tier 1 Habitat (Southern Coast Live Oak Riparian Forest). • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing country town • Inconsistent with projected need • Supports Sponsor Group recommendation
2	(RL-80) Rural Lands	(RL-80) Rural Lands	Commercial zone (Sepin)	<i>Total Area:</i> 51 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Very rugged terrain. The majority of the parcel has over 25% slope. • Appears to lack access to a flat /buildable area. • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing country town. • Inconsistent with projected need • Supports Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(RL-20) Rural Lands	(RL-20) Rural Lands	Commercial (Schopfer)	<p><i>Total Area:</i> 1.4 acres</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Almost entirely in wetland and Southern Coast Live Oak Riparian Forest. • Located in an area that has had groundwater availability problems • Outside of any sewer/water district • Not adjacent to any other commercial. • Over 4½ miles from existing country town. • Inconsistent with projected need • Staff supports the Sponsor Group recommendation <p>Note: The property owner who made this request has subsequently sold the property. No request has been made by the current owner.</p>
4	(SR-4) Semi-Rural Residential	(C-4) Rural Commercial	Commercial (Grotewold; Schopfer)	<p><i>Total Area:</i> Less than ½ acre of a lot with dimensions of approx. 70' x 1,000'</p> <p><i>Current Use:</i> Undeveloped (the portion of the parcel that is already designated commercial has a commercial use)</p> <p><i>Existing GP:</i> (6) Residential</p>	<ul style="list-style-type: none"> • The parcel is only 70 feet wide • Would create a finger of commercial into an otherwise residential area • Parcel is split designated (commercial on the road frontage and residential on the back portion)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Doyle)	<p><i>Total Area:</i> 2.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (7) Residential</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Fronts on Hwy 94 • Within existing country town • Staff previously worked with the community regarding the change which has been reflected as commercial on GP2020 Working Copy maps since 2002. • Staff supports the Sponsor Group recommendation
6	(C-4) Rural Commercial	(C-4) Rural Commercial	Commercial zone (Uekerman)	<p><i>Total Area:</i> 8.4 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • A panhandle lot, where the handle is in commercial and reaches out to Ribbonwood Road. • Has access to Ribbonwood Road. • Recognition of an existing commercial use • No apparent environmental constraints • Within existing country town • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(C-4) Rural Commercial	(C-4) Rural Commercial	Commercial zone (Dart)	<p><i>Total Area:</i> 15 acres</p> <p><i>Current Use:</i> Commercial (auto repair and real estate office)</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Recognition of existing commercial uses • No apparent environmental constraints • Within existing country town • Adjacent to other commercial • Compatible with community character • Staff supports the Sponsor Group recommendation
8	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial Reconfigure existing commercially designated area (Dart)	<p><i>Total Area:</i> Approx. 3 acres of a 32.5 acre parcel (commercial portion only)</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • The request would straighten out the boundary on a parcel with a split designation. A portion of the parcel has an irregularly split designated parcel • Adjacent to other commercial • Fronts on Ribbonwood Road • No apparent environmental constraints • Staff supports the Sponsor Group recommendation • Note: The property owner has submitted a Tentative Parcel Map. He requests that the commercial area be reconfigured to fit on the southern parcel as opposed to splitting two parcels.

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(RL-40) Rural Lands	(RL-40) Rural Lands	Commercial for a retail nursery (Wolfe)	<p><i>Total Area:</i> 34.4 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Outside existing country town. • Outside of a sewer/water district • Inconsistent with projected need • Staff supports the Sponsor Group recommendation
10	(RL-80) Rural Lands	(RL-80) Rural Lands	Commercial on a small part to reopen a smokehouse/meat market (Smith)	<p><i>Total Area:</i> 81 acre parcel (request is for a portion of the parcel)</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Over ½ mile from existing country town • Not adjacent to other commercial • Does not front on a paved road • Located in an area that has had groundwater availability problems • Outside of a sewer/water district water • Inconsistent with projected need • The Sponsor Group sited impacts such as dust, noise and impacts to an unpaved road as their rationale for recommending denial • Staff supports the Sponsor Group recommendation • <i>Note:</i> Staff has also received a letter from a neighboring property owner opposing the commercial request

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
11	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 142 acres on various parcels</p> <p><i>Current Use:</i> Various</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character • Sponsor Group recommends changing all commercially designated lands to Rural Commercial • Recognition of existing commercial uses • Within existing country town • Staff supports the Sponsor Group recommendation

Jacumba

Key Issues

- Existing infrastructure deficiencies currently limit growth potential
- Majority of future growth is tied to Jacumba Valley Ranch specific plan
- Generally, the community is in favor of additional development to solve their infrastructure issues and revitalize the town center

Sponsor Group Direction

- The Sponsor Group supports commercial land designated as (C-4) Rural Commercial to reflect the rural character and small scale of their town

Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction to prevent large scale commercial along the main street within the town center area. There is no industrial land proposed for the area.

ERA Needs Analysis (all numbers in acres)

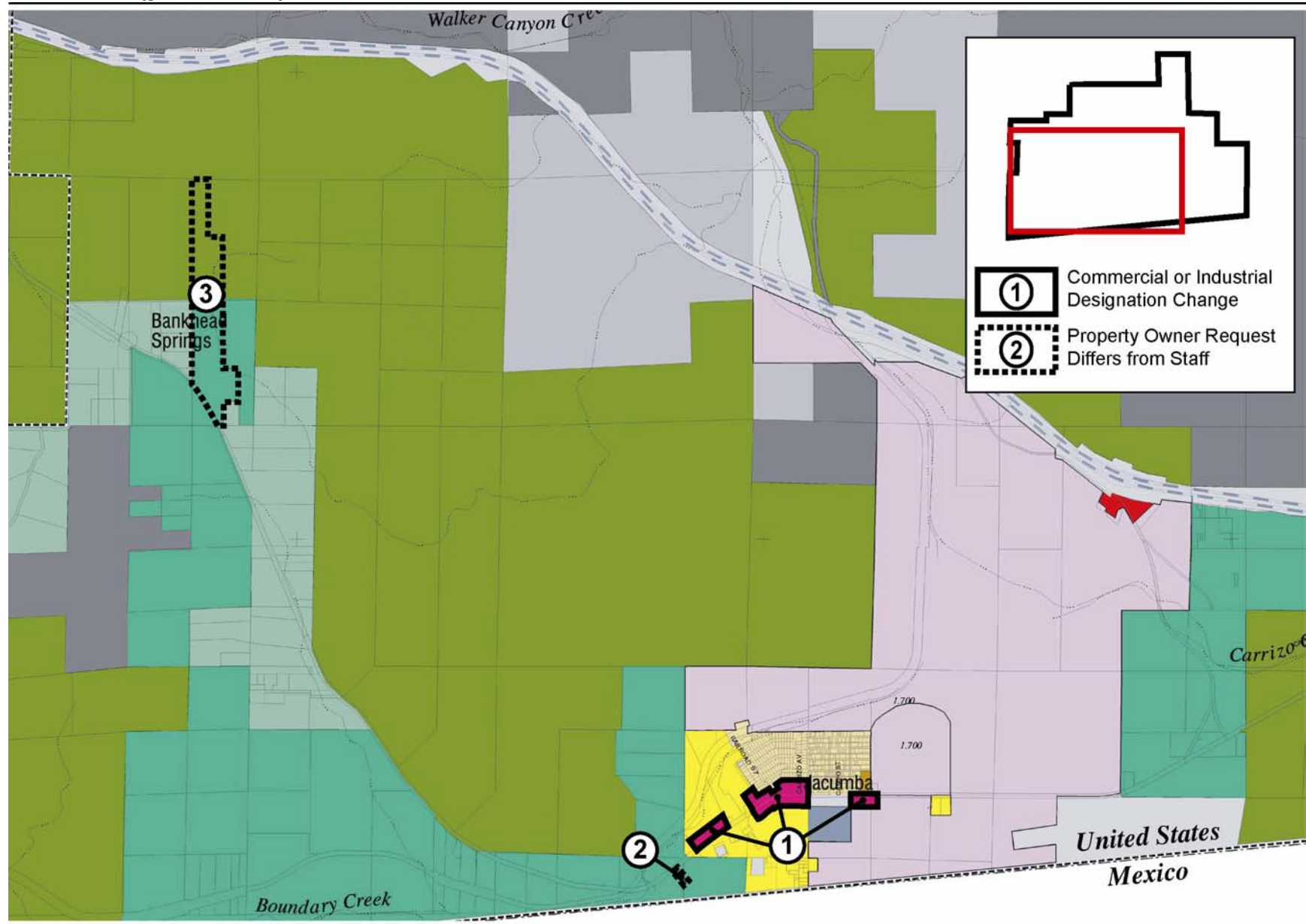
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	9	47	38	50	41
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Jacumba (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 18.4 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> • Located along main street and within a village center area • An extent and scale consistent with the projected need and supporting infrastructure • Compatible with community character • Designation enhance the town character and prevent large scale commercial to develop in its place • Supports Sponsor Group recommendation
2	(RL-40) Rural Lands	Recognize existing business	No recommendation submitted	<p><i>Total Area:</i> 1.25 acres</p> <p><i>Current Use:</i> Towing business</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Existing use is incompatible with surrounding land use • Use is not located in proximity to other commercial or industrial uses • Spot application of an industrial designation
3	(RL-40) Rural Lands (RL-80) Rural Lands	Recognize existing business	No recommendation submitted	<p><i>Total Area:</i> 67.41 acres</p> <p><i>Current Use:</i> Dismantling yard and towing business on portion of parcel</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Existing use is incompatible with surrounding land use • Use is not located in proximity to other commercial or industrial uses • Spot application of an industrial designation

Potrero

Key Issues

- Remote location along highway 94, community contains only five paved roads
- Residents are groundwater and septic dependent
- Twin Lakes Park, located on Potrero valley Road, contains commercial uses that are not commercially designated, and primarily serve the park residents and traveling public
- One commercial request outside of the “village” area, along highway 94. The parcel is + 36 acres, and severely constrained. 1-acre has been graded (using an agricultural grading permit) for future commercial use. Graded area has line-of-site issues with the highway. (Herzog property)

Planning Group Direction

- Migrate town center along Potrero Valley Road from highway 94
- Supports Herzog request for commercial on property, whole or portion

Additional Staff Analysis/ Recommendations

Staff conditionally supports Planning Group direction for the town center migration (Hec-2 study to re-map floodplain along highway 94). Staff does not support the Herzog request

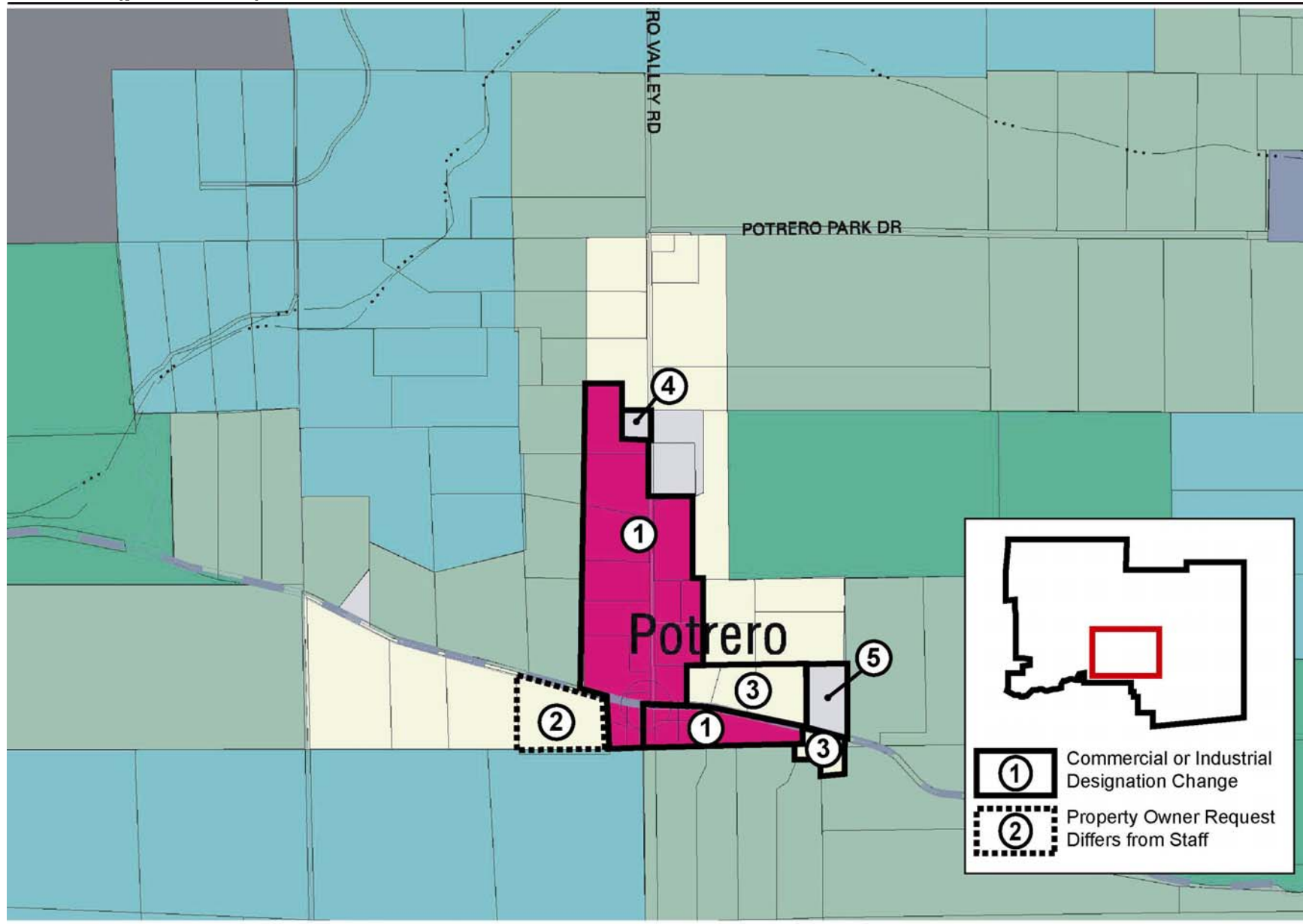
ERA Needs Analysis (all numbers in acres)

	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	5	15	10	30	25
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Potrero (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 50 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Community desire to migrate future village to Potrero Valley Road Commercial uses proposed as Rural Commercial Consistent with Community Development Model Staff supports Planning Group recommendation
2	(SR-4) Semi-Rural	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 7.95 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Commercial demand already exceeded to accommodate future village Desire to migrate commercial uses away from Highway 94 Consistent with Community Development Model Staff does not support community recommendation
3	(SR-4) Semi-Rural	(SR-4) Semi-Rural	No recommendation submitted	<i>Total Area:</i> 10.15 acres <i>Current Use:</i> Civic / Residential <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Community desire to migrate future village to Potrero Valley Road Uses are consistent with proposed Semi-Rural land use Consistent with Community Development Model Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(PF) Public Facility	(PF) Public Facility	No recommendation submitted	<i>Total Area:</i> 0.92 acres <i>Current Use:</i> Cemetery <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Recognizes existing use Consistent with public designations used throughout County Staff supports Planning Group recommendation
5	(PF) Public Facility	(PF) Public Facility	No recommendation submitted	<i>Total Area:</i> 3.6 acres <i>Current Use:</i> CDF (Fire Station) <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing use Consistent with public designations used throughout County Staff supports Planning Group recommendation
6	(RL-40) Rural Lands	(C-4) Rural Commercial	(C-4) Rural Commercial (Herzog)	<i>Total Area:</i> 36.65 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Site is topographically and environmentally constrained (wetland and floodplain, slopes >25%) Line of site issues on curved portion of Highway 94 entering / exiting proposed site Request not consistent with projected commercial demand Isolated commercial location far removed from other commercial areas

Tecate

Key Issues

- The Board of Supervisors directed staff to work with the community to resolve zoning violations documented in the mid 1990s via the General Plan 2020 update
- Neighboring communities are concerned that additional commercial and industrial land may cause congestion and safety hazards on Hwy 94
- Areas outside of the Tecate town center have steep slopes 25%-50%
- The community is dependent on groundwater and septic

Sponsor Group Direction

- The Tecate Community Sponsor Group submitted an issue paper recommending general plan designations and community specific zoning emphasizing international commerce
- The Tecate Community Sponsor group has theorized that additional commercial and industrial land within their community will improve the LOS along Hwy 94
- The Tecate Sponsor Group requests approximately 520 acres of land be designated International Commerce/Commercial, and approximately 450 acres of land be designated International Commerce/Light Manufacturing

Additional Staff Analysis/ Recommendations

Staff recommends a moderate increase of commercial and industrial land this plan cycle, but less than the amount advocated by the Tecate CSG. The proposed increase assumes a projected population of 231,900¹ for Tecate, Mexico in year 2020, but recognizes the Tecate Community Planning area has limited water and sewer capabilities needed to accommodate additional growth. Staff recommends 70 acres of (C-1) General Commercial land, which is approximately 20 acres above the existing General Plan. Unlike other backcountry communities, staff recommends General Commercial (rather than Rural Commercial) to better accommodate community specific zoning for this unique border area. Staff also recommends a total of 281 acres of (I-2) Medium Impact Industrial, which is approximately 70 acres above the Limited Impact Industrial designation allowed

¹ *Final Report San Diego Region-Baja California Cross-border Transportation Study (November 1, 2000)*. Prepared for San Diego Association of Governments. Prepared by Parsons Transportation Group.

under the existing General Plan. The proposed land use distribution creates more coherent and compact commercial and industrial districts, making most of Tecate's previous zoning violations conforming uses.

Staff will continue to work with the Tecate Sponsor Group to resolve traffic impacts associated with the proposed increase of commercial and industrial land. To date, the Tecate Community Sponsor Group has been unable to validate their traffic assertions. Therefore, staff will need to work with the sponsor group to further restrict these uses through community specific zoning, which should enable staff to assign an appropriate trip generation rate for traffic modeling purposes. Creating a balanced road network is a critical component of the General Plan 2020 update. As with all community planning areas, if proposed land uses result in an unacceptable level of service (LOS), the land use distribution map may be modified to ensure a balanced circulation network in the unincorporated County.

ERA Needs Analysis
(all numbers in acres)

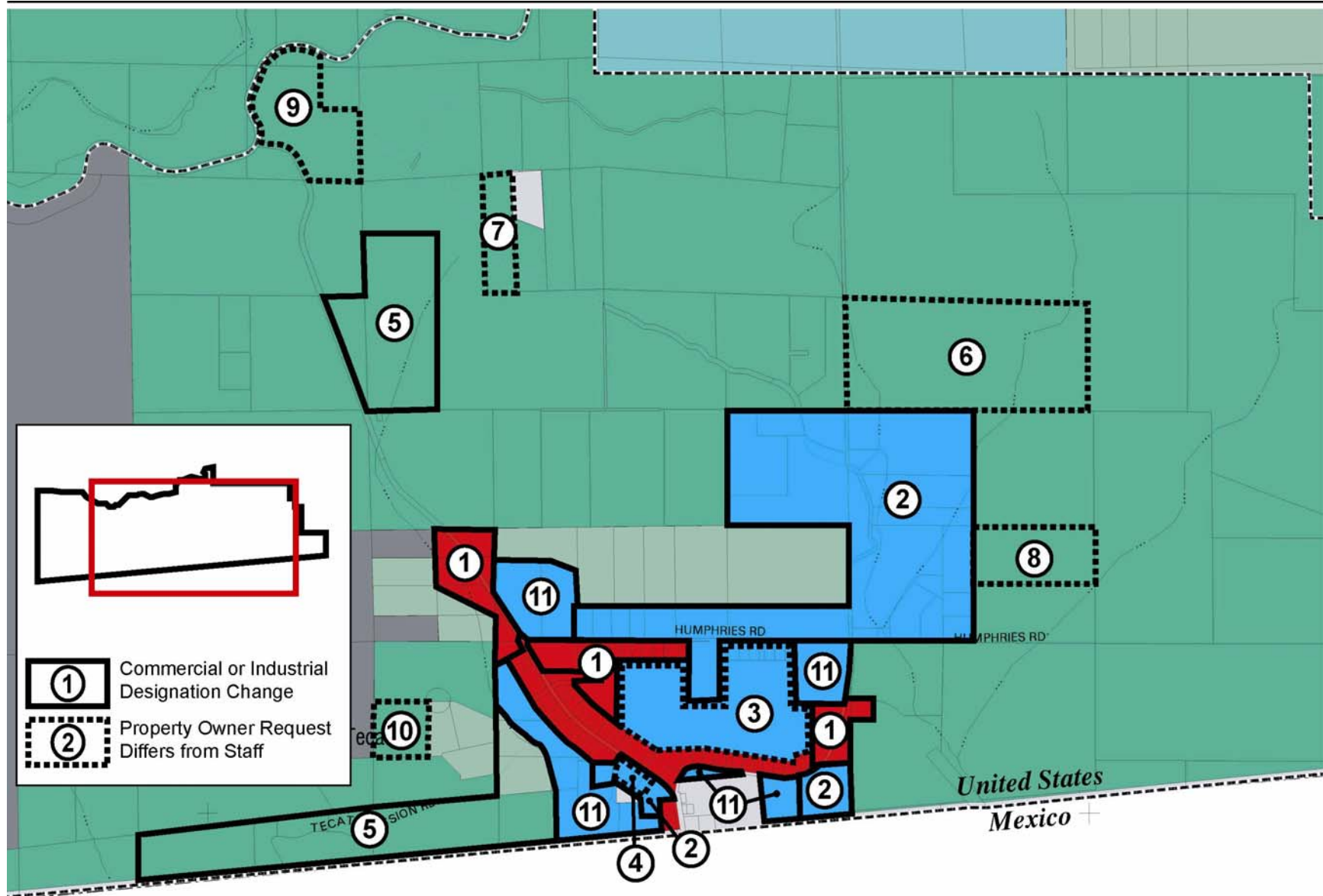
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	1	40	39	64	63
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Tecate (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Hom – 1.5 acres)	<p><i>Total Area:</i> 37 acres</p> <p><i>Current Use:</i> Varies (primarily undeveloped and light industrial)</p> <p><i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Consistent with the long-term viability of existing commercial areas • Located within village center area • Fronts State Route 188 and Humphries Road along existing paved roads • Supports sponsor groups desire for additional commercial land
2	(I-2) Medium Impact Industrial	(C-1) General Commercial (I-2) Medium Impact Industrial (18) Multiple Rural Use	No recommendation submitted	<p><i>Total Area:</i> 150 acres</p> <p><i>Current Use:</i> Various (primarily industrial and some undeveloped)</p> <p><i>Existing GP:</i> (1) Residential (13) General Commercial (17) Estate Residential</p>	<ul style="list-style-type: none"> • Concentrates industrial land based on existing uses and minimizes isolated industrial lots • Creates conforming status on properties with previous zoning violations • Large sites able to accommodate industrial uses • Supports sponsor groups desire for additional industrial land

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(I-2) Medium Impact Industrial	(C-1) General Commercial	(C-1) General Commercial (Hom – 8 parcels)	<i>Total Area:</i> 66 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Surrounding uses tend to be more industrial in nature Large area capable of accommodating industrial uses Fronts Humphries Road, a paved road that serves as a primary arterial
4	(I-2) Medium Impact Industrial	(C-1) General Commercial	(C-1) General Commercial (Hom – 3 parcels)	<i>Total Area:</i> 1.75 acres <i>Current Use:</i> Outdoor Storage <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognition of existing use Creates conforming status on all three properties previously cited for zoning violations
5	(RL-40) Rural Lands	(1-2) Medium Impact Industrial (C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 85 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> Southern node has inadequate access with only one dirt road leading to State Route 188 Southern node is undeveloped with no individual property owner requests on file Northern node is undeveloped and is completely surrounded by Rural Lands Northern node is completely isolated from all other existing and planned industrial uses Note: A total of 281 acres of Medium Impact Industrial is proposed to recognize existing uses and existing patterns of industrial-type development

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(RL-40) Rural Lands	(18) Multiple Rural Use	(C-1) General Commercial (Drobeck)	<p><i>Total Area:</i> 78 acres</p> <p><i>Current Use:</i> Largely undeveloped, some commercial use on a portion of the property</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Not adjacent to any other commercial areas • Very rugged terrain. The majority of the parcel has over 25% slope • Isolated from highway and major arterial roads with multiple dirt roads serving the property
7	(RL-40) Rural Lands	(18) Multiple Rural Use	(I-2) Medium Impact Industrial (Duran)	<p><i>Total Area:</i> 10.29 acres</p> <p><i>Current Use:</i> Towing and storage business</p> <p>Existing GP: (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Not adjacent to any other industrial areas • The majority of the parcel has 15% to 25% slope • Isolated from highway and major arterial roads with one dirt road transversing the property
8	(RL-40) Rural Lands	(18) Multiple Rural Use	(C-1) General Commercial (Medina)	<p><i>Total Area:</i> 20 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p>Existing GP: (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Not adjacent to any other commercial areas • Isolated from highway and major arterial roads with one dirt road transversing the property

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(RL-40) Rural Lands	(18) Multiple Rural	(C-1) General Commercial on 5 acres (SR-4) Semi- Rural Residential on remaining area (White)	<i>Total Area:</i> 27.6 acres <i>Current Use:</i> Undeveloped Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> • Very rugged terrain. The majority of the parcel has over 25% slope • Not adjacent to any other commercial areas • All surrounding properties are proposed to be (RL-40) Rural lands • Inconsistent with the General Plan 2020 community development model. Property is located approximately one mile outside of the existing town center
10	(RL-40) Rural Lands	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Usher)	<i>Total Area:</i> 8.19 acres <i>Current Use:</i> Undeveloped Existing GP: (1) Residential	<ul style="list-style-type: none"> • The majority of the parcel has slopes over 15% • Property lacks direct access to main street or a major road. Currently, there is one dirt road abutting the property
11	(I-2) Limited Impact Industrial	(1-2) Medium Impact Industrial (C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 34 acres <i>Current Use:</i> Various (Primarily undeveloped and industrial) Existing GP: (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Replaces (15) Limited Impact Industrial under the existing General Plan with (I-2) Medium Impact Industrial

Campo/Lake Morena

Key Issues

- Town Center planning effort at Cameron Corners, consensus reached
- Groundwater and septic dependent, with the exception of limited residential at Campo (using Camp Locket sewer, and treatment facility operated by County)
- Community supports slow-paced rural growth in the area
- State Park at Camp Lockett, County land transfer in process, may become “Old Town” type park in the future

Planning Group Direction

- Continue current commercial uses in Lake Morena Village, modify parcels in residential use to residential designation
- Town Center planning effort to accommodate rural-scale commercial center
- Migration of “industrial” uses in Cameron Corners to facilitate rural commercial uses at corner of Buckman Springs and SR94
- Apply Public Facility designation to County owned land currently designated as Industrial
- Recognize three parcels in Campo Hills as commercial (Currently under MUP)
- Continue current commercial uses in Lake Morena Village, modify parcels in residential use to residential designation

**Additional Staff Analysis/
Recommendations**

Staff supports Planning Group direction, with exception of parcels in Campo Hills under Major Use Permit

ERA Needs Analysis
(all numbers in acres)

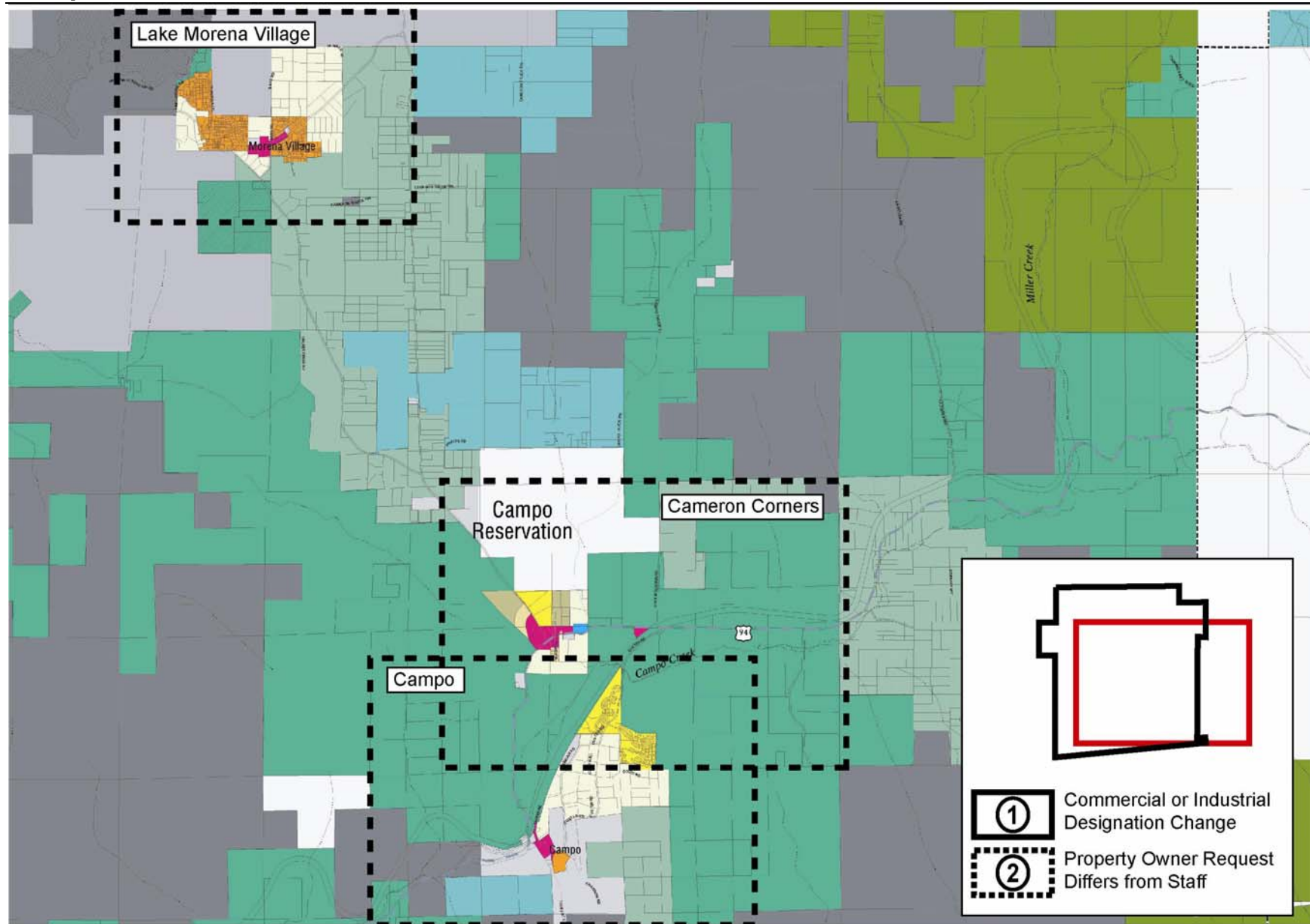
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	11	48	37	33	22
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

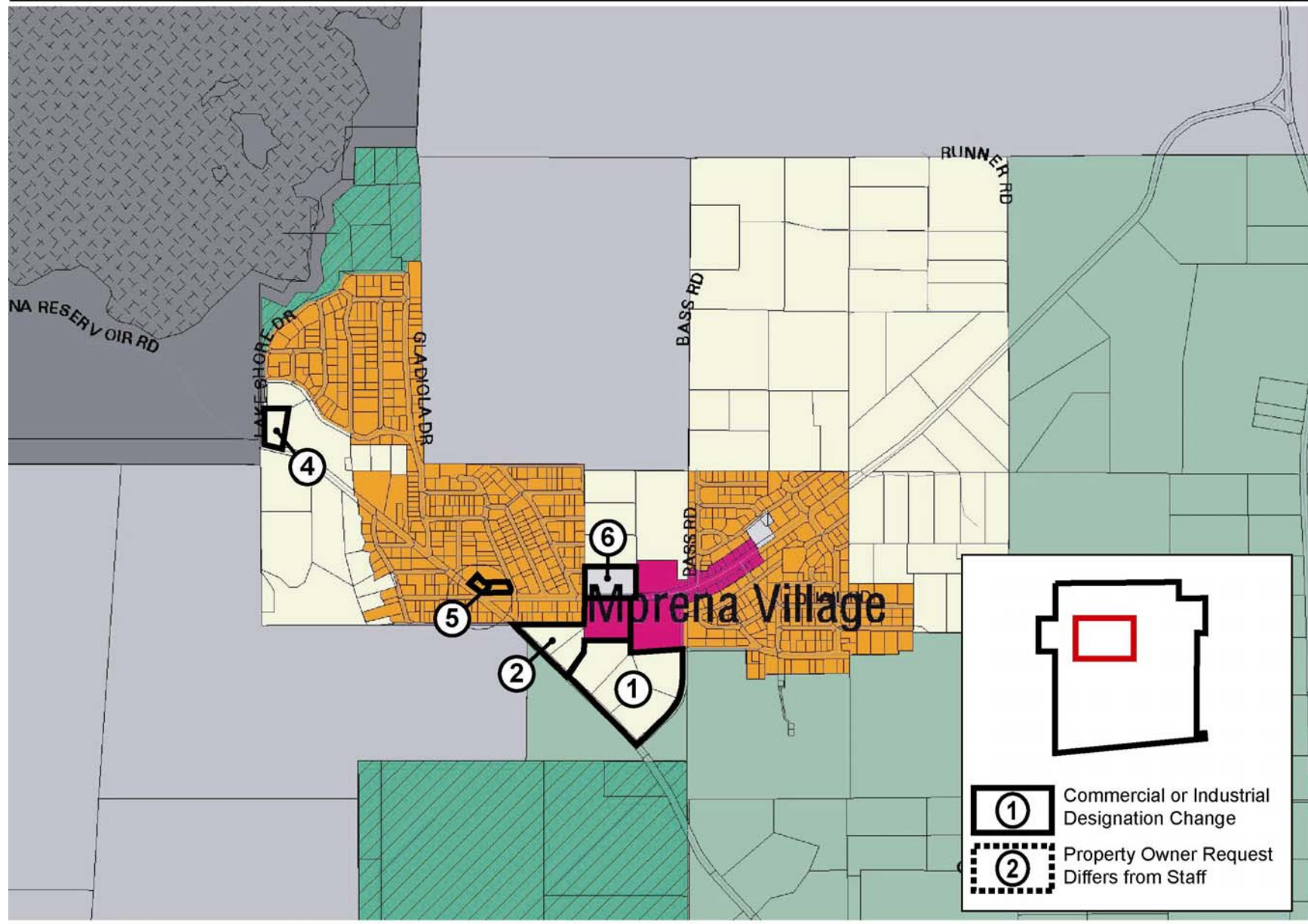
¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Campo/Lake Morena

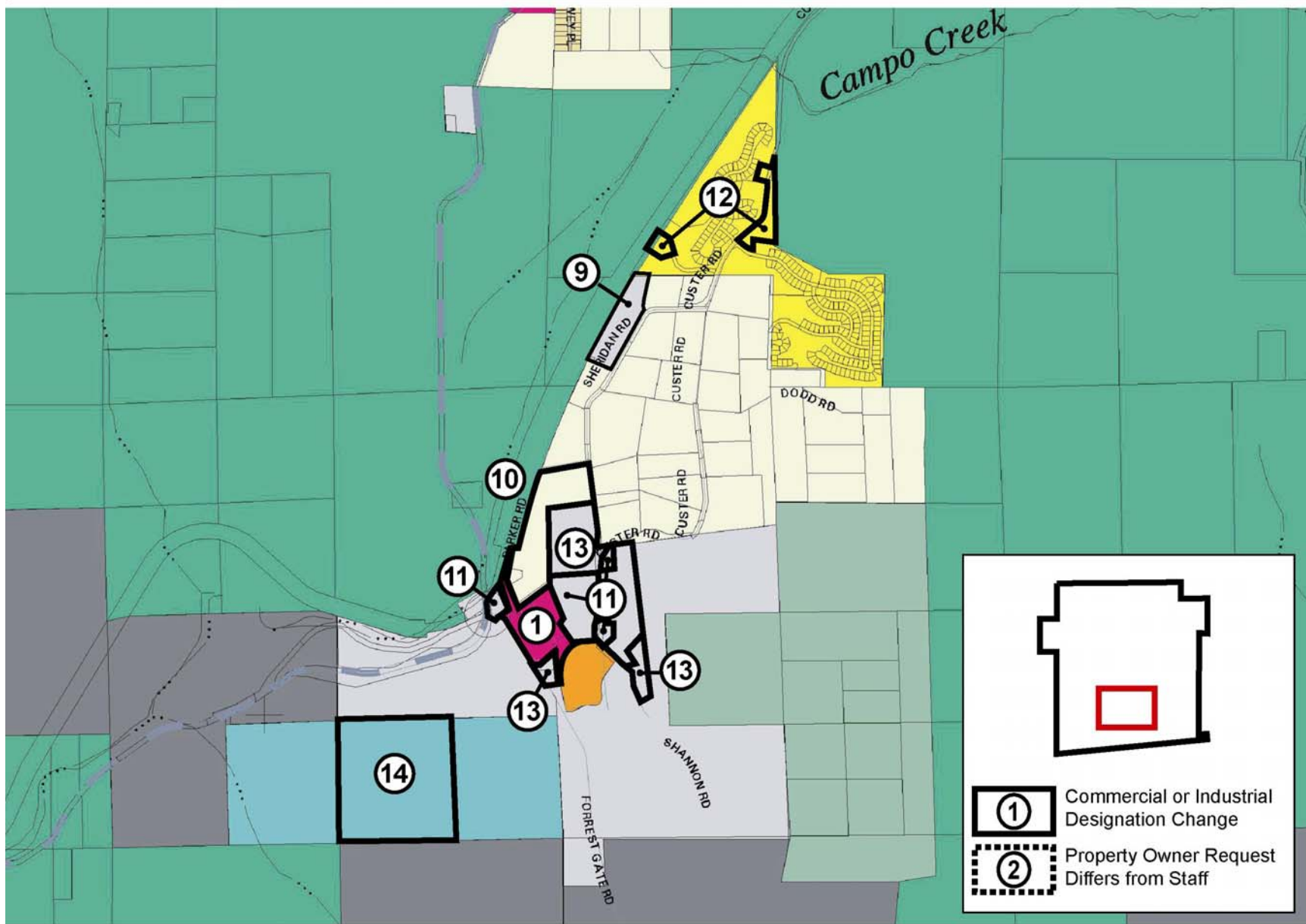


Campo/Lake Morena (Lake Morena Village)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 54.7 acres</p> <p><i>Current Use:</i> Commercial/Undeveloped/Residential</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> • Supports Planning Group vote to modify existing commercial uses to Rural Commercial • Consistent with rural commercial use in backcountry • Consistent with community development model • Provides flexibility for property owners
2	(C-4) Rural Commercial (SR-4) Semi-Rural Residential	(C-4) Rural Commercial (SR-4) Semi-Rural	Split designation of commercial and residential (Martinez)	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Commercial/Undeveloped/Residential</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Consistent with rural commercial use in backcountry • Consistent with community development model • Staff supports property owner request and Planning Group recommendation
3	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	No recommendation submitted	<p><i>Total Area:</i> Approx. 13.0 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Recognizes existing residential use • Consistent with community development model • Maintains commercial along Oak Drive (main road)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	(C-4) Rural Commercial (Wagoner)	<i>Total Area:</i> 1.31 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Not consistent with community development model • Not located within commercial core of village • Creates a spot of commercial • Can operate with a use permit
5	(VR-7.3) Village Residential	(VR-7.3) Village Residential	(C-4) Rural Commercial (Bauer; Ballard)	<i>Total Area:</i> 0.58 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Not consistent with community development model • Not located within commercial core of village • Creates a spot of commercial
6	(PF) Public Facility	(PF) Public Facility	No recommendation submitted	<i>Total Area:</i> 2.12 acres <i>Current Use:</i> Rural Fire Station <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Existing Fire Station • Consistent with other public designations throughout County

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Calvert)	<i>Total Area:</i> 2.46 acres <i>Current Use:</i> Transport Museum <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Consistent with rural commercial use in backcountry Provides future flexibility for use and owner
8	(RL-40) Rural Lands	(RL-40) Rural Lands	1-du/5 acres Residential (I-1) Low-Impact Industrial (I-2) Medium-Impact Industrial (C-4) Rural Commercial (Dyke)	<i>Total Area:</i> 435.62 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> May impact community character/ not consistent with community development model Creates a spot of Industrial / Commercial Environmental Constraints Residential changes have previously been reviewed

Campo/Lake Morena (Campo)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(PF) Public Facility	(PF) Public Facility	(PF) Public Facility (Lundquist; Pacific Southwest Railway Museum)	<i>Total Area:</i> 7.99 acres <i>Current Use:</i> Railway Museum <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Existing Museum Protects current and future museum activities Consistent with other public designations throughout the County
10	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	Allow zoning to accommodate mini-storage use (Bangs)	<i>Total Area:</i> 12.9 acres <i>Current Use:</i> Vacant <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> May impact community character/ not consistent with community development model Adjacent to floodplain, environmental constraints Not consistent with projected need for the area Planning Group prefers owner to obtain use permit to allow discretionary review
11	(PF) Public Facility	(PF) Public Facility	(C-4) Rural Commercial or (PF) Public Facility (Shaplin)	<i>Total Area:</i> Approx. 17 acres <i>Current Use:</i> Health Clinic, community/ civic uses, commercial <i>Existing GP:</i> (4) Residential (14) Service Commercial (15) Light Industrial (22) Public/Semi-Public	<ul style="list-style-type: none"> Consistent with existing and proposed uses Consistent with other public uses designated throughout the County Primarily civic uses, designation allows range of zoning uses by right

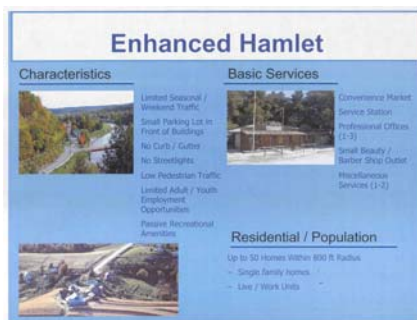
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(SR-1) Semi Rural Residential	(C-4) Rural Commercial	(C-4) Rural Commercial (Campo Fire)	<i>Total Area:</i> 4.65 acres <i>Current Use:</i> Fire Station/undeveloped <i>Existing GP:</i> (4) Residential	<ul style="list-style-type: none"> Part of Campo Hills development, under Major Use Permit Not consistent with community development model Would create three separate spots of commercial
13	(PF) Public Facility	(PF) Public Facility	No recommendation Submitted	<i>Total Area:</i> Approx. 60 acres <i>Current Use:</i> Border Patrol / light Industrial (enclosed) / Camp Lockett <i>Existing GP:</i> (1) Residential (14) Service Commercial (15) Light Industrial	<ul style="list-style-type: none"> County owned land Recognizes existing uses Consistent with other public designations and uses throughout County
14	(RL-20) Rural Lands	(RL-20) Rural Lands	(C-4) Rural Commercial on portion of parcel (Graves)	<i>Total Area:</i> 40.66 acres <i>Current Use:</i> Vacant / Cell Tower <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Not consistent with community development model Would create a spot of commercial Environmental constraints, steep slopes Planning Group prefers owner to obtain use permit, allows discretionary review

Campo/Lake Morena – Cameron Corners

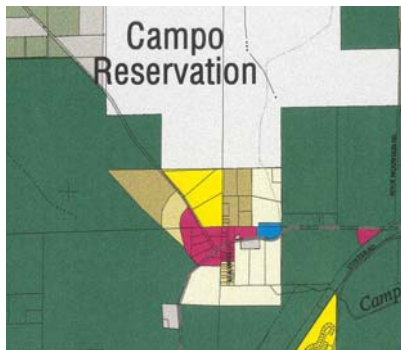
Key Issues

- Future planning to accommodate rural growth
- Cameron Corners best location for future commercial center
- Prefer basic services and amenities for local residents and traveling public
- Prefer limited amount of rural village residential
- Natural boundary provided by surrounding wetlands

Planning Process



Scale and associated components



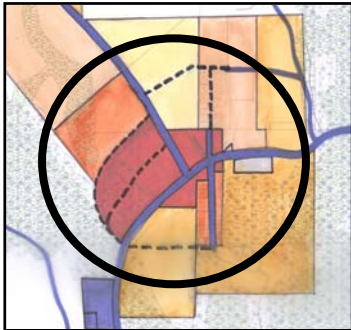
As part of the General Plan update, the Campo/Lake Morena planning group identified a need for a detailed town center planning process and voted to create the Cameron Corners Village Subcommittee in August of 2003. The reasons for this differed within the community, but the overall sentiment was to remain rural while responding to future growth. Cameron Corners exists today as a very small commercial area with few basic services and residential uses. This planning effort would help to develop a new commercial center for the future, consistent with the scale and character of the rural backcountry, and would provide the opportunity for a variety of retail commercial uses and residential types to accommodate future growth.

During the past year the Cameron Corners Village Subcommittee facilitated six workshops in conjunction with County staff. Between 25 - 50 community members and stakeholders attended and participated in each of these workshops. The topics included:

- “Visioning” - determining the type of place for the future
- Scale
- Location
- Planning Principles and Planning Concepts - including conceptual drawings depicting land use and circulation scenarios for the area

Through these workshops the residents voiced their preference for a small, rural commercial center, providing the opportunity for additional services such as a service/gas station, a visitor center kiosk with public restrooms, “more” of a grocery store and a bank. Participants also preferred some village residential opportunities, not to exceed 2-du/acre in density.

The participants agreed to migrate commercial land use from Highway 94, and create an opportunity for a new main street, west of Buckman Springs Road. Since a large land holding



Concept 3



Concept 4

under single ownership was located adjacent to the proposed village, additional commercial and higher density residential was proposed to facilitate the property owners working collectively, and to ensure a compact, rural village would develop, preserving the surrounding view shed and wetlands.

Four concepts were presented to the subcommittee during the final three workshops. Concept 3 was originally favored by the group, but was constrained by wetlands. Since the subcommittee voted for the concept of migrating the village to the west of Buckman Springs Road, staff presented an alternative, Concept 4, which flipped the commercial orientation outside of the wetland and along Buckman Springs Road. Although this concept did not pass a vote due to lack of quorum, the group participants voiced their preference for it.

The Subcommittee presented its findings to the Planning Group in January 2005, who voted to support "Concept 4". It was determined that this concept offered the scale and character of place the residents could envision for the future. Concept 4 contains the following approximate acreages in each land use designation:

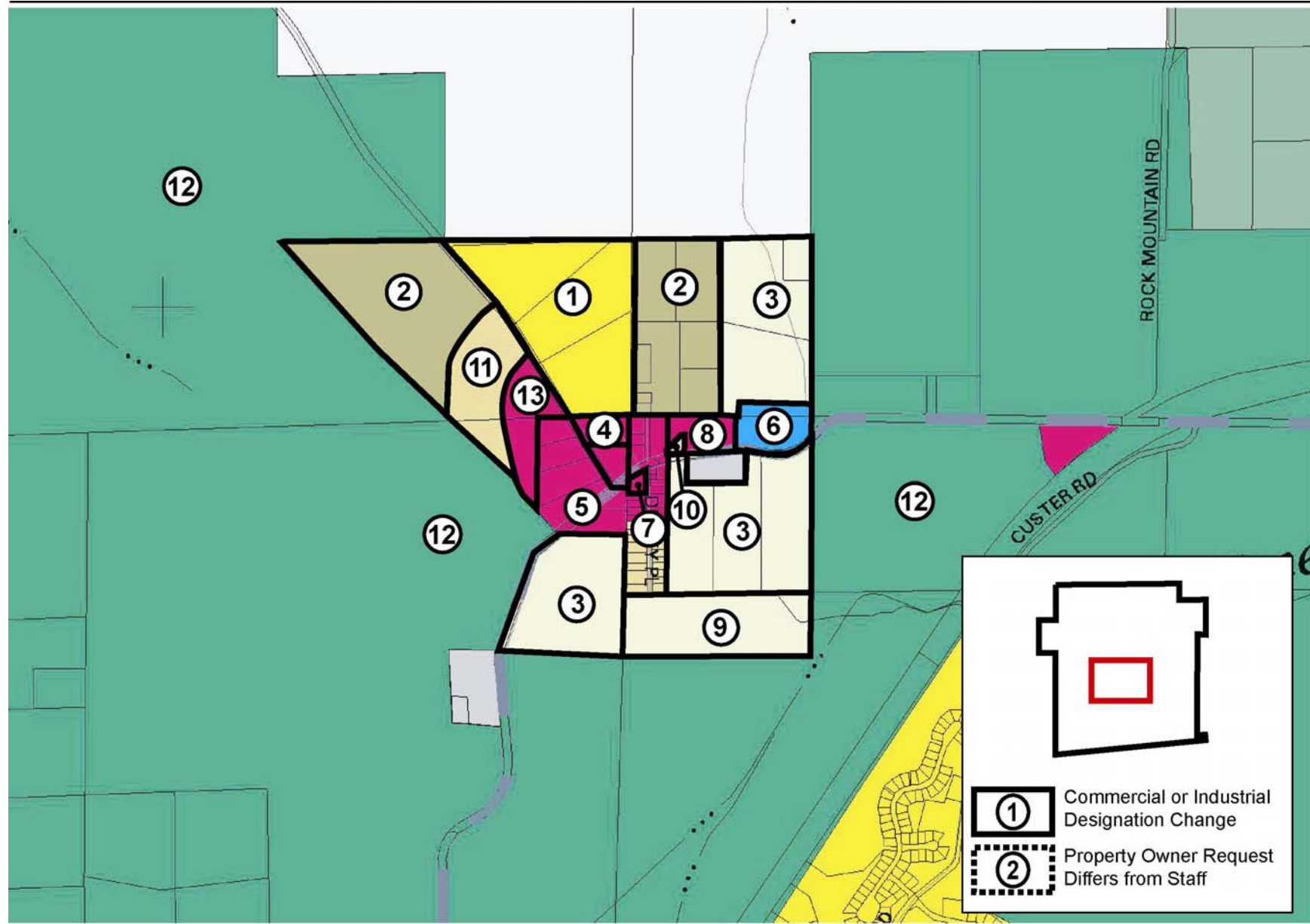
- 27 acres Rural Commercial
- 11 acres of VR-2 (2-du/acre)
- 25 acres of SR-1 (1-du/acre)
- 25 acres of SR-2 (1-du/2 acres)
- 85 acres of SR-4 (1-du/4 acres)

The concept was supported by the planning group with the following modifications:

1. No more than 50 homes within the 1500' circle (shown)
2. Village residential density would not be located beyond the southern border of the Campo Reservation
3. Maintain existing amount and location of commercially designated lands, adding no more than 6-7 acres to enhance the commercial center

The information obtained at these workshops will be used to create future goals and policies for the rural commercial center. These will enhance the Community Character Statement, and become a part of the new Community Plan text, as well as enable a future Town Center Ordinance and design guidelines as part of the process.

Campo/Lake Morena (Cameron Corners)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	Commercial (Serio)	<i>Total Area:</i> 25.45 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Transition from village is consistent with Community Development Model • Consistent with community developed planning principles
2	(SR-2) Semi-Rural Residential	(SR-2) Semi-Rural Residential	No recommendation Submitted	<i>Total Area:</i> 20.17 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model
3	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	3.5-du/acre Zoning update (DeVorzon)	<i>Total Area:</i> Approx. 72 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural (SR-4) designation closest to 3.5-du/acre requested • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Transition to environmentally sensitive

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
					lands
4	(C-4) Rural Commercial	(C-4) Rural Commercial	Retain existing zoning <i>or</i> (I-2) Medium Impact Industrial <i>or</i> (I-3) High Impact Industrial (Thing; Deirkop)	<i>Total Area:</i> 1.67 acres <i>Current Use:</i> Storage / Commercial <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential • Community desire for uses to migrate outside Town Center • Consistent with community character and community development model • Owner has alternate site available for use, within and outside community
5	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Looney; Deirkop)	<i>Total Area:</i> 1.38 acres <i>Current Use:</i> Towing / Auto Storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential • Community desire for uses to migrate outside Town Center • Consistent with community character and community development model • Owner willing to move operation to alternate location

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Looney)	<p><i>Total Area:</i> 3.50 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Owner willing to move existing operation to this location • Direct access to a main road (Hwy 94) • Located outside of core of commercial development in Cameron Corners • Outdoor heavy equipment and storage is primary use • Adjacent to low densities
7	(C-4) Rural Commercial	(C-4) Rural Commercial	Retain Commercial Zoning (Hoolihan)	<p><i>Total Area:</i> 1.2 acres</p> <p><i>Current Use:</i> Residence / Ambulance Service</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Consistent with community development model • Location within the village center area • Consistent with rural commercial use in backcountry • Rural Commercial will offer more flexibility
8	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Parsons)	<p><i>Total Area:</i> 2.63 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Consistent with community development model • Location within the village center area • Consistent with rural commercial use in backcountry • Rural Commercial will offer more flexibility

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(SR-4) Semi-Rural Residential Defer request to zoning update	Defer request to zoning update	Zoning to allow existing uses and future expansion (Johnson)	<i>Total Area:</i> Approx. 12 acres <i>Current Use:</i> Residence/ Agricultural <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Will review during the zoning update
10	(PF) Public Facility	(PF) Public Facility	No recommendation Submitted	<i>Total Area:</i> Less than 0.5 acre <i>Current Use:</i> Public Facility/Pacific Bell <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing use Consistent with public uses throughout the County
11	(VR-2) Village Residential	(VR-2) Village Residential	(C-4) Rural Commercial (DeVorzon)	<i>Total Area:</i> 11 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Residential compatible with village concept Adjacent to commercial land Staff supports subcommittee and planning group recommendation Consistent with Community Development Model Consistent with community developed planning principles

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(RL-40) Rural Lands	(RL-40) Rural Lands	Village Residential (various densities) (DeVorzon)	<i>Total Area:</i> Approx. 300 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Consistent with community developed planning principles • Rural designation applied to environmentally sensitive lands
13	(C-4) Rural Commercial on 6.5 acres (VR-2) Village Residential	(C-4) Rural Commercial on 6.5 acres (VR-2) Village Residential	29 acres of (C-4) Rural Commercial (DeVorzon)	<i>Total Area:</i> 29 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Requested amount of commercial exceeds demand • Rural commercial compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Consistent with community developed planning principles